

Notice of Decision



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**TOWN AND COUNTRY PLANNING ACT 1990 [as amended]
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 [as amended]
APPLICATION FOR PRIOR NOTIFICATION OF AGRICULTURAL DEVELOPMENT**

Application No: **25/0995**
Application Type: **Prior Approval - 28 Day (Agricultural)**
Proposal: **PRIOR NOTIFICATION FOR PROPOSED NEW MACHINERY STORE AND HAY BARN**
Site/Location: **Pencoed Castle Farm, Pencoed Lane, Llanmartin, Newport, NP18 2ED**
Decision Date: **16th December 2025**

In pursuance of its powers under the above Act the Council of the City of Newport notifies you of its decision in respect of your application, received by them on 26th November 2025. The application was submitted in order to determine whether or not prior approval is required for the siting, design and external appearance of the building and has been determined as follows:

THE PRIOR APPROVAL OF NEWPORT CITY COUNCIL IS REQUIRED AND REFUSED

Reasons for the decision:

- 01) The proposed agricultural building is located in close proximity to important heritage assets and is materially harmful to the rural setting of these assets. No information has been submitted to mitigate these objections.

NOTE TO APPLICANT

01 This decision relates to plan Nos: PP01B, Heritage Statement by Richard Hayman, covering letter 19/11/2025.

02 The development plan for Newport is the Newport Local Development Plan 2011 – 2026 (Adopted January 2015). Policies CE6, SP5, SP8, SP9, GP2, GP5 and GP6 were relevant to the determination of this application.

03 Due to the minor nature of the proposed development (including any demolition) and the location of the proposed development, it is considered that the proposals did not need to be screened under the Environmental Impact Assessment Regulations.

04 The plans have been assessed on the basis of the scale or dimensions stipulated and any statement of 'do not scale' (or similar) has been disregarded.

05 From 7th January 2019 developments (whether permitted development or not) with a construction area of 100square metres or more or more than 1 dwelling*, will require the prior approval of the Sustainable Drainage Approving Body (SAB) to a system of sustainable drainage to serve the project. This is mandatory and projects cannot lawfully commence without such approval.

The process of obtaining SAB approval is separate to the planning application process. The granting of planning permission does not convey approval to sustainable urban drainage systems and a separate application to the SAB will be required. Applicants for projects that meet or exceed the above thresholds are advised to obtain early professional drainage advice in relation to this matter.

*exemptions include construction areas less than 100 sqm, existing sites with planning permission prior to 7th January 2019; sites for which a valid planning application has been received by 7th January 2019; and sites for which outline permission has been granted by 7th January 2019 and an associated reserved matters submission is made by 7th January 2020.

Signed on behalf of the Council



Newport City Council
Regeneration and Economic Development
Civic Centre
Newport
South Wales
NP20 4UR

Tracey Brooks Bsc Hons Dip TP MRTPI ILM
Pennaeth Adfywio a Datblygu Economaidd / Head of Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council

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IMPORTANT! PLEASE READ THE NOTES ON THE REVERSE OF THIS FORM

Notes for Applicants

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Appeals to the Welsh Government

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission or grant it subject to conditions, then you can appeal to the Welsh Government under Section 78 of the Town and Country Planning Act (as amended).
- Appeals must be made within a prescribed time period that is dependent on the application type. These time periods along with further information on the appeals process are available here and should be checked immediately: [Planning appeals | Sub-topic | GOV.WALES](#)
- Appeals in respect of:
 - Householder and 'minor commercial' development must be received within 12 weeks from the date of the decision notice;
 - Advertisement consent applications must be received within 8 weeks from the date of the decision notice; and,
 - Other types of planning application must be received within 6 months from the date of the decision notice.

Appeal forms can be downloaded at Planning Casework (gov.wales) or are obtainable from Planning and Environment Decisions Wales, Crown Buildings, Cathays Park, Cardiff, CF10 3NQ, email PEDW.Casework@gov.wales

- The Welsh Ministers can allow a longer period for giving notice of an appeal, but are not normally prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Welsh Ministers do not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by them.

Purchase Notices

- If either the Local Planning Authority or the Welsh Government refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a Purchase Notice on the Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).